

**PLANNING COMMISSION
REGULAR MEETING June 1, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:03 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Clark, Alternate
Dave Sletner, Alternate - absent

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Public - 0

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Clark a regular voting member.
2. Executive session with Borough Attorney.
There was no executive session.
3. Review /Approval of the May 4, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to **APPROVE** the May 4, 2015 Regular Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding a referral from the zoning commission for amendment to zone map from R-15 to B-1 for property located at 100 School Street, Applicant: Polish Falcons/Crystal Room

Attorney Michael McVerry sent a request that this item be heard at the July 2015 meeting due to a conflict in his schedule. Anthony Whelan tabled this discussion/decision until July 2015 meeting.

- B. Commission discussion/decision regarding revisions to zone map and creation of Prospect Street Design District, Applicant: Borough of Naugatuck

Francisco Gomes and Carol Gould with Fitzgerald & Halliday representing the Borough of Naugatuck explained the purpose of the proposed Prospect Street Design District (PSDD). It is comparable to the Rubber Avenue Design District (RADD) and the New Haven Road Design District (NHRDD). This new zone map change is to encourage new development and redevelopment that supports and promotes a mixture of uses as recommended by the 2013 Plan of Conservation and Development. It allows for the continued use of the existing properties that are grandfathered into zoning. It encourages residential and commercial uses but excludes auto mobile uses, adult entertainment, heavy manufacturing,

warehousing and sand and gravel uses. Susan Goggin gave a background of how the Prospect Street Design District (PSDD) came about. Sue was approached by the Naugatuck Economical Design Committee (NEDC) with a potential buyer for Prospect Street School. Since the school is located in a residential district, it could not be sold for commercial use. Since the 2013 Plan of Conservation and Development was already addressing the potential zone map change, it was decided now might be a good time to implement the change. The commission expressed their concerns with what would happen with previously approved projects that are not included in this draft of the zone map change. Robert Pease is not opposed to this but thinks it is not ready to be put out there yet as a proposal. He thinks it is a good time to put together a committee to start drafting a PSDD. Robert does not like the word grandfathered in. Anthony agrees with Robert with the term grandfathered in. He would like to discuss ways to have friendlier language. Harry Jancis had concerns with the parking. The committee also discussed what uses they would like to see in the district. They want it to be inviting to everyone and not too restrictive. They discussed what look they are trying to accomplish in regards to size of structures, where the parking should be located and what type of landscaping would be acceptable. Anthony Whelan made a proposal to hold a joint workshop on June 15, 2015 at 6:00 p.m. and invite the Zoning Commission to hear that commission's comments/concerns regarding the creation of the Prospect Street Design District (PSDD). The meeting would remain open to the public but does not need to be noticed. Sue will confirm with Attorney Fitzpatrick that he has no objections to this type of special meeting.

- C. All new items will require a 2/3 vote.

There was no new business.

Robert Pease had a question if Apple Hill Estates – Morgan Development has a valid bond in place? And if so, does the bond need to be extended if it is expired? Sue will follow up on this and report back to the commission her findings.

5. ADJOURNMENT

VOTED: Unanimously on a motion by Robert Clark and seconded by Ray Krzykowski to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr